

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – January 12, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:01 a.m., recessed at 10:23 a.m., reconvened at 10:46 a.m. and adjourned at 11:36 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

Commissioners Absent: None

Advisors Present: Taylor (OCC); Chapman, Tennison (Sheriff's Department)

Staff Present: Pryor, Citrano, Fogg, Gibson, Murphy, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of December 15, 2006

Action: Brooks - Riess

Approve the Minutes of December 15, 2006.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Mike Thometz of Campo discusses the need now for both a Ridgeline Policy and an Oak Protection Policy, rather than waiting for those issues to be addressed in GP 2020. Staff explains that it is important, due to funding, to focus on the completion of GP 2020. Protection of those resources will be addressed in that document and detailed more closely in the various Community Plans. Staff further explains that some of the Community Plans already contain ridgeline policies.

D. Formation of Consent Calendar: None

POD 05-033, Agenda Item 1:

1. **Amendments to the County of San Diego Subdivision Ordinance and the Resource Protection Ordinance, POD 05-033** (continued from December 1, 2006)

The proposed changes to both Ordinances will clarify definitions and permitted uses to make them consistent with the way in which the Ordinances have been interpreted and applied by the Department. Key to this clarification is the removal of inconsistent or vague language that is difficult to interpret that will be replaced with language that is clearer and follows the intent of the codes. Amendments are also being proposed to clarify permitted uses and establish minimum requirements that must be met before such uses are allowed. Finally, amendments are proposed to improve processing and make procedures consistent with State law.

Staff Presentation: Murphy

Proponents: 3; **Opponents:** 3

Discussion:

This Item was continued from the December 1, 2006 Planning Commission to allow review of issues regarding requirements for more comprehensive inspections and structural requirements for apartments converted to condominiums to enhance safety; requirements for individual water/gas/electrical meters for condominium conversions; and further review of the proposed revisions to the Resource Protection Ordinance.

Staff explains that the recommendations addressing condominium conversions will require that conversion projects comply with the codes that were in place at the time of construction. Staff is also recommending that applicants obtain a compliance survey from the Building Division of DPLU to ensure that no illegal construction or immediate public health/safety issues exist, and requiring individual gas/electric meters for each unit. Following public testimony, Commissioner Brooks reminds his colleagues that resale homes aren't inspected to ensure that they comply with today's building codes, and Commissioner Miller concurs with Commissioner Brooks, pointing out that modifications such as new roofs, wiring, etc. will have to meet today's codes.

Following discussions on the proposed revisions to the RPO, Staff prepares new language to address concern raised by several of the Planning Commissioners.

POD 05-033, Agenda Item 1:

Action: Woods – Brooks

Recommend that the Board of Supervisors Staff recommendations with the following amendments:

Section 86.602(q)(1)(cc) of the Resource Protection Ordinance (RPO) to be amended to read as follows:

"An ephemeral or perennial stream is present, whose substratum is predominately non-soil, and in which either:

- (i) water from a tributary drainage area of 100 acres or larger flow;
or,
- (ii) (for waters from a tributary drainage of less than 100 acres) substantial evidence demonstrates that said lands contribute substantially to the biological function or value of adjacent wetlands located up- or down-stream."

Sections 86.602(q)(2)(aa)(iv) and (bb)(ii) to be amended to read as follows:

"Do not have substantial or locally important populations of wetland dependent sensitive species."

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	1 -	Riess
Absent:	0 -	None

CPTED, Agenda Item 2:

2. Crime Prevention Through Environmental Design (CPTED)

Sheriff's Department presentation on functional and effective use of "built" environments to reduce or eliminate the fear and potential of crime, thereby improving the quality of life. CPTED makes use of the physical space to better meet the needs of those for whom it was built.

Staff Presentation: Tennison, Chapman (Sheriff's Department)

Proponents: 0; **Opponents:** 0

Due to a conflict in the Sheriff's Department representatives' schedule, this presentation will be provided at the January 26, 2007 Planning Commission Agenda.

Legal Developments, Agenda Item 3:

3. Legal Developments Quarterly Report

County Counsel's quarterly report to the Commission on legal developments in planning and land use, covering the period from October 1, 2006 through December 31, 2006.

Staff Presentation: Taylor (Office of County Counsel)

County Counsel provides a written and oral report on legal developments in land use within the last quarter of 2006.

E. Director's Report:

- GP 2020 Update on the Circulation Element

The proposed Road Network was presented to the Board of Supervisors in August 2006. Following review, the Board adopted Deer Springs Road is to remain six lanes; Las Coches Road is to be a two-lane Light Collector road; and Channel Road is to remain a Light Collector road. A new traffic model based on Board of Supervisors directions is being used on new projects, and Staff is working on a policy to retain the right-of-way for expanded Circulation Element Roads. A new manual is being prepared to a manual will address a wide variety of road issues that were raised.

F. Report on actions of Planning Commission's Subcommittees:

No reports were provided.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

None.

H. Discussion of correspondence received by the Planning Commission:

None.

Department Report

I. Scheduled Meetings:

January 26, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 9, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 23, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 9, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 11:36 a.m. to 9:00 a.m. on January 26, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.